Karen Johnson Davidson County
Batch# 1429301 DEEDQC
06/08/2026 10:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260608-0051280

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND 00/100 ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Sandra J. Wood and Charles L. Estes	**NEW OWNER**	**0912006700**
6413 Henry Ford Drive **Nashville, Tennessee 37209**	_____ _____	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 4th day of June, 2026 the undersigned, **SANDRA J. WOOD** (hereinafter collectively and/ or individually referred to as the "*Grantor*"), has bargained and sold, and by these presents do transfer and quitclaim to **SANDRA J. WOOD and CHARLES L. ESTES,** Husband and Wife (hereinafter collectively and/ or individually referred to as the "*Grantee*"), the Grantee's successors and/ or assigns, all of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **6413 HENRY FORD DRIVE, NASHVILLE, TENNESSEE 37209** being more particularly described below, for the express purpose of vesting title to the Property as Tenants by the Entirety:

LAND in Davidson County, Tennessee, being Lot No. 232, on the Plan of Charlotte Park, Section IV, of record in Book 2663, Page 71, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

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Being the same property conveyed to Sandra J. Wood by Warranty Deed from Barry D. Beatty and wife, Susan G. Beatty of record in Book 8818, Page 260 dated December 15, 1992, and recorded on December 18, 1992 in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 6413 Henry Ford Drive, Nashville Tennessee 37209.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 4th day of June, 2026.

GRANTOR: SANDRA J. WOOD

Sandra J Wood

SIGNER: Sandra J. Wood

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **SANDRA J. WOOD,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose name(s) are subscribed to this instrument, appear to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 4th day of June, 2026

Haley Miller

Notary Public

My Commission Expires

HALEY MILLER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 3, 2027
COUNTY OF DAVIDSON

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Tennessee Certification of Electronic Document

I, Grover C. Collins, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 4, 2026.

Affiant Signature

6/4/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: May 3, 2027

NOTARY'S SEAL

